034.0	0003	0034.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	478,400	/	478,400
USE VALUE:	478,400	/	478,400
ASSESSED:	478,400	/	478,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIROT GEORGIANNA
Owner 2:	
Owner 3:	
Street 1:	125 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANDERSON KRISTIN L -
Owner 2:	-
Street 1:	125 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .07 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1314 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3042.000	151,200		327,200	478,400
Total Card	0.070	151,200		327,200	478,400
Total Parcel	0.070	151,200		327,200	478,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.08 | /Parcel: 364.08

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23664
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2805!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	151,200	0	3,042.	327,200	478,400		Year end	12/23/2021
2021	101	FV	151,200	0	3,042.	327,200	478,400		Year End Roll	12/10/2020
2020	101	FV	151,400	0	3,042.	327,200	478,600	478,600	Year End Roll	12/18/2019
2019	101	FV	123,100	0	3,042.	296,500	419,600	419,600	Year End Roll	1/3/2019
2018	101	FV	123,100	0	3,042.	281,200	404,300	404,300	Year End Roll	12/20/2017
2017	101	FV	123,100	0	3,042.	245,400	368,500	368,500	Year End Roll	1/3/2017
2016	101	FV	123,100	0	3,042.	209,600	332,700	332,700	Year End	1/4/2016
2015	101	FV	96,700	0	3,042.	194,300	291,000	291,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:04:35

LAST REV

Date	Time
05/14/19	14:15:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2805

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON KRISTI	41609-219		12/15/2003		309,900	No	No		
ANDERSON KRISTI	31456-141		5/31/2000		172,000	No	No		
	14662-530		7/1/1982		52,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/17/2009	Meas/Inspect	189	PATRIOT
8/20/2000	MLS	MM	Mary M
4/27/2000	Inspected	263	PATRIOT
4/21/2000	Missed Appt.	263	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/14/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3042		Sq. Ft.	Site		0	64.	1.68	3									327,206						327,200	

Total AC/HA:	0.06983	Total SF/SM:	3042	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	327,206	Spl Credit		Total:	327,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	219075
Depreciation:	67913
Depreciated Total:	151161

COMMENTS

PDAS; COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

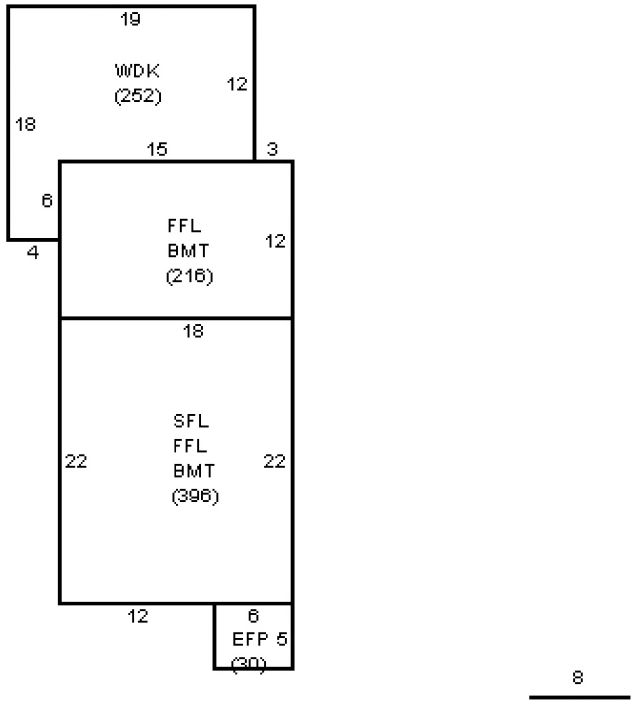
No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.86
Special Features:	0	Val/Su Net:	79.50
Final Total:	151200	Val/Su SzAd	150.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	612	49.630	30,375
FFL	First Floor	612	124.860	76,416
SFL	Second Floor	396	124.860	49,446
WDK	Deck	252	9.220	2,323
EFP	Enclos Porch	30	67.150	2,014

Net Sketched Area:	1,902			Total:	160,574
Size Ad	1008	Gross Area	1902	FinArea	1314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

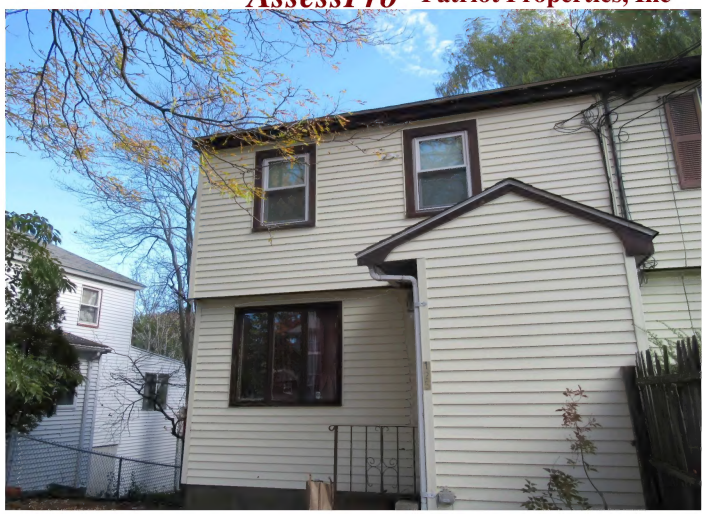
SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc